

## Chapter 13.46: P PUBLIC USE ZONE

**13.46.010: PURPOSE OF PROVISIONS:** The purpose of the P zone is to provide areas in the city for the development of parks, schools, libraries, churches and other public and quasi-public buildings and land uses.

### 13.46.020: PRIMARY USES:

- A. Primary Uses Allowed: The permitted and conditional uses allowed in the P zone shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be prohibited.
- B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the planning commission as required by section 13.08.040 of this title.

**13.46.030: ACCESSORY USES:** Permitted and conditional uses set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by chapter 13.100, "Appendix A - Allowed Uses", of this title.

- A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.
- B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel, except as allowed by section 13.09.020 of this title.
- C. Specific accessory uses allowed in the P zone are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title.

**13.46.040: LOT WIDTH:** The minimum lot width of any lot in a P zone shall be sixty five feet (65'), at a distance twenty five feet (25') back from the front lot line.

**13.46.050: FRONT YARD:** In a P zone, the minimum depth of the front yard for a main building shall be twenty five feet (25').

**13.46.060: SIDE YARD:** In a P zone, the minimum side yard for any main building shall be twenty feet (20') unless reduced by the planning commission. ~~pursuant to section 13.08.040 (CUP) of this title.~~ On corner lots, the side yard which faces on a street, for both main and accessory buildings, shall be not less than twenty feet (20').

**13.46.070: REAR YARD:** In P zones, the minimum depth of the rear yard for any main building shall be thirty feet (30') ~~-and for accessory buildings shall be ten feet (10').~~

**13.46.080: COVERAGE RESTRICTIONS:** No building or group of buildings in a P zone, with their accessory buildings, shall cover more than fifty percent (50%) of the area of the lot.

### 13.46.090: BUILDING HEIGHT:

A. No building or structure in a P zone shall contain more than three (3) stories or forty five feet (45') maximum in height including screened mechanical equipment but excluding: a) chimneys of six feet (6') or less; b) architecturally compatible elevator shafts six feet (6') or less; and/or c) gables four feet (4') or less. No structure shall contain less than one story.

B. Exceptions to this limit shall only be allowed by conditional use permit, for typical ornamental

architectural features such as steeples and towers, etc., for buildings usually found in this zone. Such features shall not exceed sixty feet (60').

#### **13.46.100: ACCESSORY BUILDINGS:**

- A. Prohibited Locations: No accessory building/structure may be constructed in a front setback area, nor shall it be placed within a required side setback area abutting a street. No accessory building/structure may be constructed within any public utility or other easement without the express written consent of all utility providers or parties holding interest in the easement.
- B. Rear Yard Requirements: An accessory building/structure may be constructed in a rear yard provided the accessory building/structure:
  - 1. Does not exceed twenty feet (20') in height above existing grade if located in any required setback;
  - 2. Meets the graduated height requirement in subsection 13.14.070B2 of this chapter;
  - 3. Is no closer to a rear property line than ten feet (10'); and
  - 4. If located entirely within the buildable envelope, the height of the accessory building/structure shall not exceed the height of the main building/structure.
- C. Side Yard Requirements: Accessory buildings/structures may be constructed between the primary structure and the side property line not abutting a street if the accessory buildings/structures:
  - 1. Does not exceed twenty feet (20') in height above existing grade if located in any required setback;
  - 2. Meets the graduated height requirement in subsection 13.14.070B2 of this chapter;
  - 3. Is no closer to a side property line than ten feet (10'); and
  - 4. If located entirely within the buildable envelope, the height of the accessory building/structure shall not exceed the height of the main building/structure.
- D. The Planning Commission may grant a setback reduction for an accessory building to within three (3') feet of the property line for a rear yard and/or a side yard not abutting a public street, if the following can be met:
  - 1. There are no residential structures within twenty feet of the proposed accessory building, and;
  - 2. There are other mitigating conditions that the Planning Commission may deem necessary to justify a setback reduction.